

Memorandum to the Council of Corporation of the Municipality of Temagami

Subject: Approval to Apply for Crown Land Acquisition

Memo No: 2025-M-058

Date: March 13, 2025

Attachment: Appendix A - Maps and Imagery

Prepared By: Sabrina Pandolfo - Clerk

Recommendation

BE IT RESOLVED THAT Council receives Memo 2025-M-058 (including Appendix A, attached hereto as part of this report) as presented;

AND FURTHER RESOLVED THAT the Council authorize the Clerk to proceed with the process of applying for the acquisition of Crown land for multiple municipal purposes, subject to the condition that any associated costs will be presented to Council for consideration before proceeding further.

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Executive Summary

The Municipality of Temagami seeks Council approval to initiate applications for acquiring Crown land to support municipal infrastructure, industrial expansion, and residential development. Several municipal properties, including community facilities and access points, are located on Crown land, some with valid Land Use Permits (LUPs) and others without. Acquiring these lands will formalize the municipality's use and reduce liability risks for both the province and the municipality. Additionally, securing Crown land for industrial growth will address the shortage of municipally owned industrial land, which currently limits economic development opportunities. Residential lot creation for Brophy and Olive Lakes has been explored, and the Municipality recommends proceeding with these as a viable development area.

Background

A Temagami has historically (and is still) utilized Crown land for various public purposes, including:

- Temagami Community Centre sports fields and beach
- Spruce Park playground area
- Temagami North Lagoon
- Rabbit Lake Access Point
- Strathcona Access Point
- Forestry Island

While some of these facilities hold valid LUPs, others do not. Acquiring these lands would provide long-term certainty and remove potential liability concerns for both the province and the municipality.

Additionally, industrial expansion is a critical priority for economic development. The current industrial park contains vacant parcels; however, these are privately owned, making it difficult for the municipality to attract businesses needing available land. The identified expansion areas along Milne Sherman Road, as outlined in the attached map, would allow for the necessary growth to support business attraction and retention.

Residential expansion remains a focus, with prior assessments conducted for Marten River Lakes, including Brophy, Olive, and Marion Lakes. However, due to Marion Lake being reclassified as a cold-water lake, stringent environmental regulations make it unsuitable for development. Therefore, the

Municipality seeks approval to pursue Olive and Brophy Lakes as a potential residential development areas.

Rationale

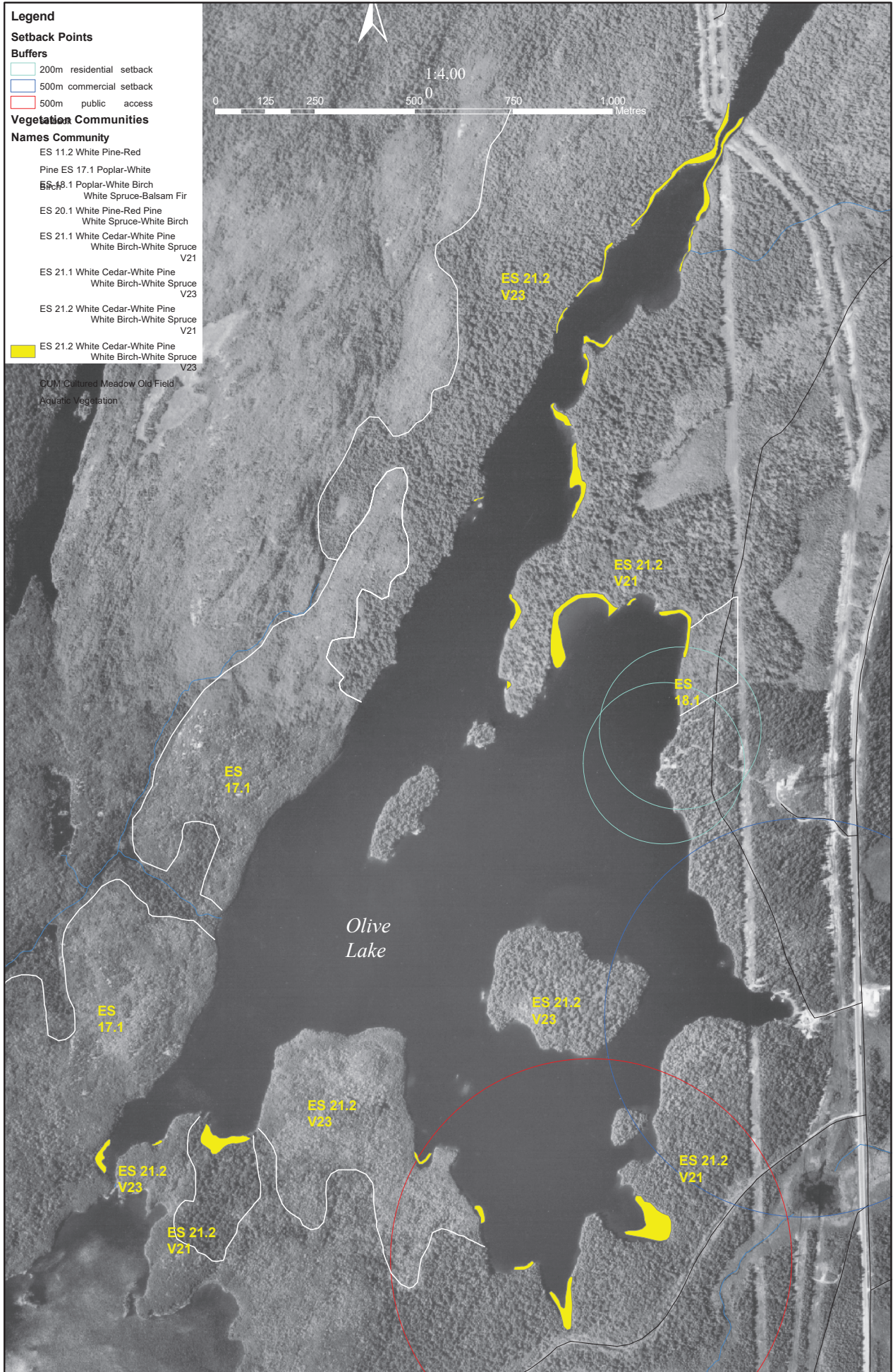
1. Municipal Land Use Regularization - Many public facilities are on Crown land, some without formal permits. Ownership transfer would eliminate uncertainty and liability risks.
2. Industrial Land Availability - The Municipality does not own sufficient industrial land to support economic development, creating a barrier for new businesses. Acquiring designated parcels will ensure future growth.
3. Residential Development - The Municipality has completed studies on potential residential lot creation. Given environmental restrictions, Olive Lake remains the most suitable site for further development.

Legal Compliance

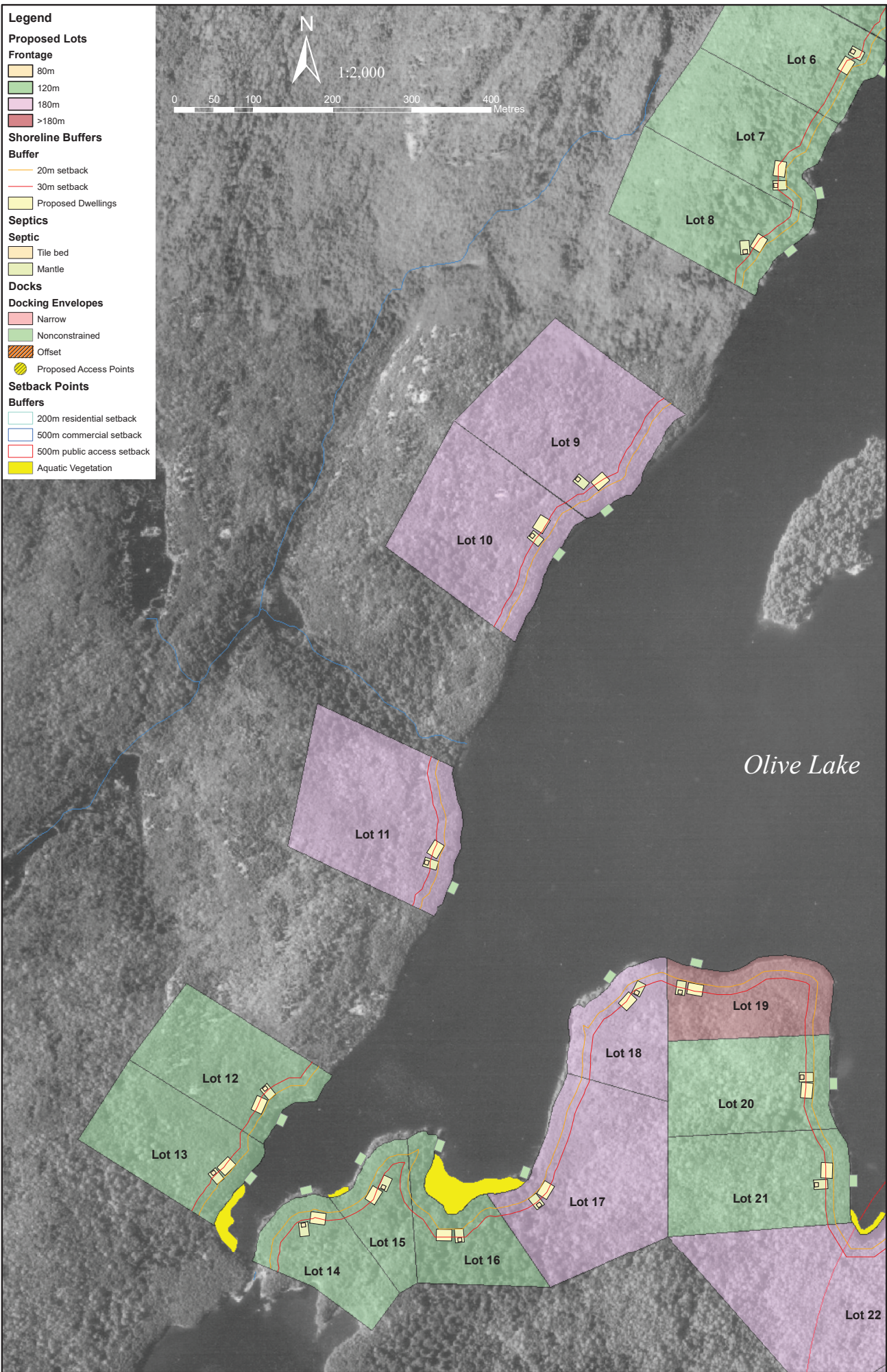
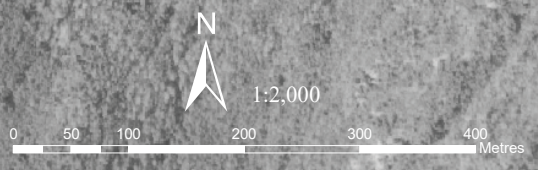
The process of acquiring Crown land complies with the *Municipal Act, 2001*, specifically Section 9, which grants municipalities the authority to acquire land for municipal purposes. The Municipality will ensure all actions align with the Act, including financial accountability and Council approval before any expenditures are made.

Conclusion

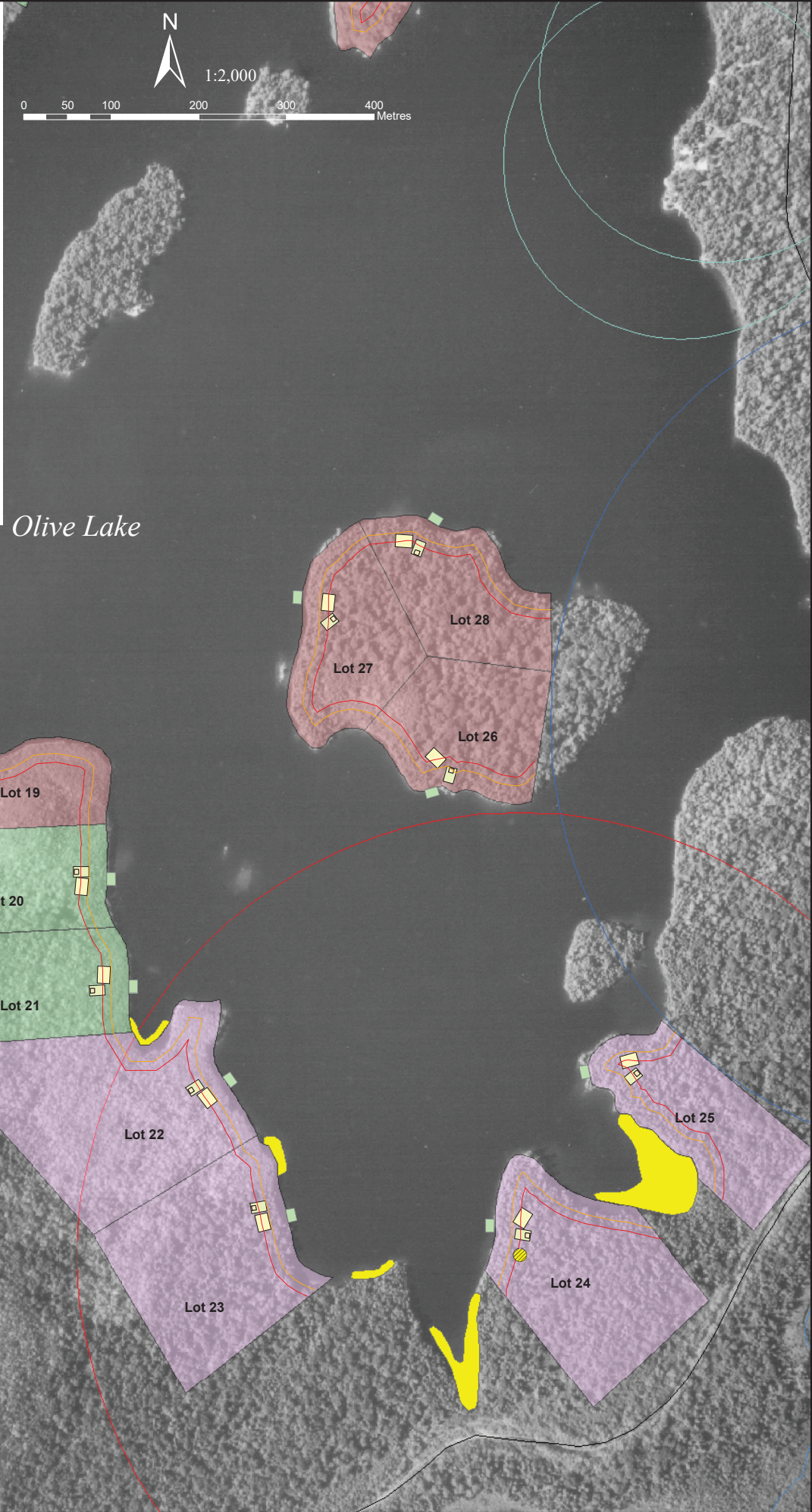
To ensure long-term stability for existing municipal infrastructure and to facilitate future economic and residential growth, the Municipality of Temagami seeks Council's approval to move forward with the Crown land application process. No financial commitments will be made without returning to Council for further approval.



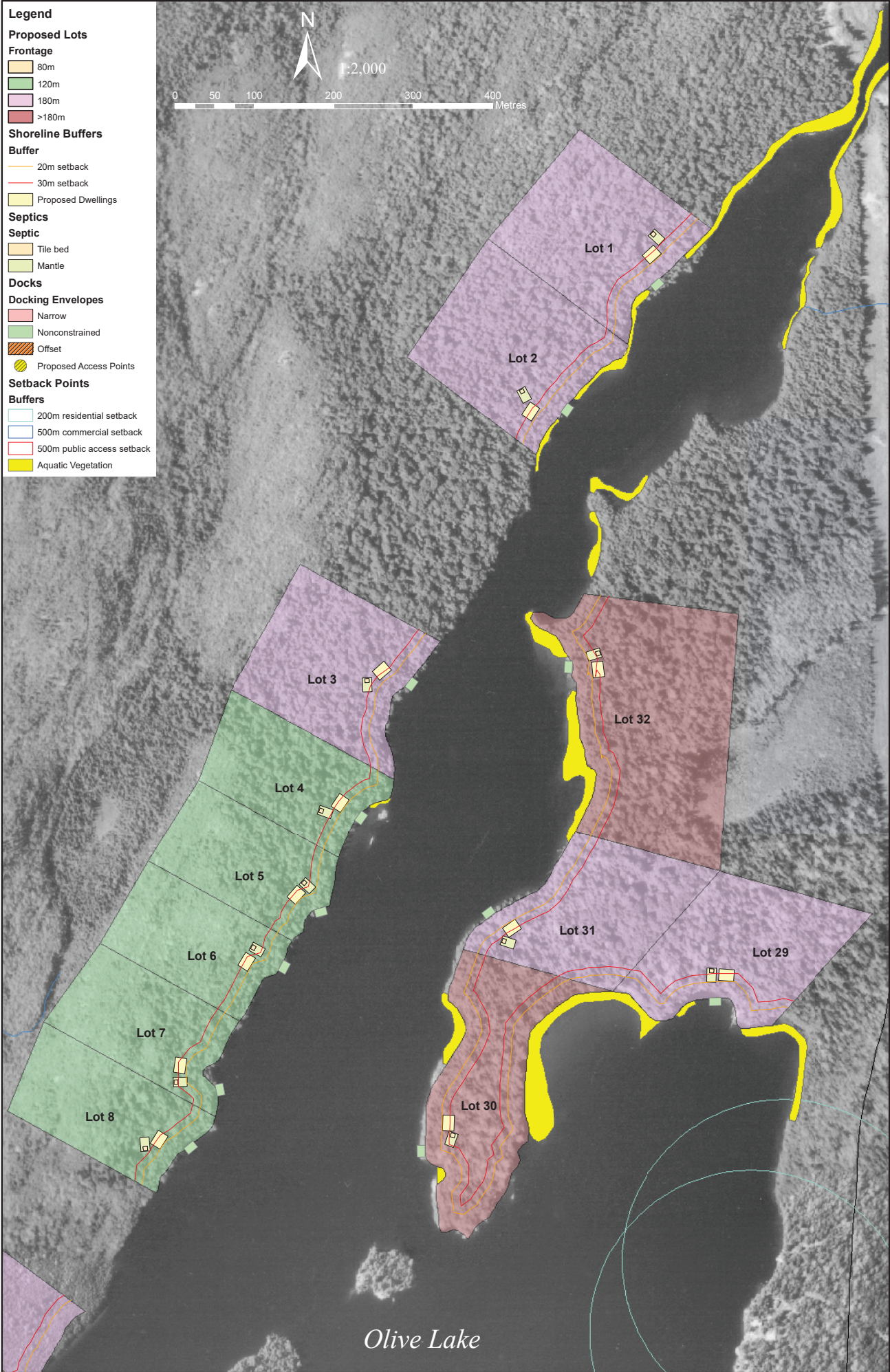
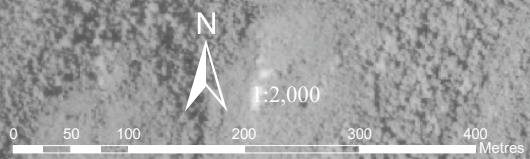
- Legend**
- Proposed Lots**
- Frontage**
- 80m
 - 120m
 - 180m
 - >180m
- Shoreline Buffers**
- Buffer**
- 20m setback
 - 30m setback
 - Proposed Dwellings
- Septics**
- Septic**
- Tile bed
 - Mantle
- Docks**
- Docking Envelopes**
- Narrow
 - Nonconstrained
 - Offset
 - Proposed Access Points
- Setback Points**
- Buffers**
- 200m residential setback
 - 500m commercial setback
 - 500m public access setback
 - Aquatic Vegetation



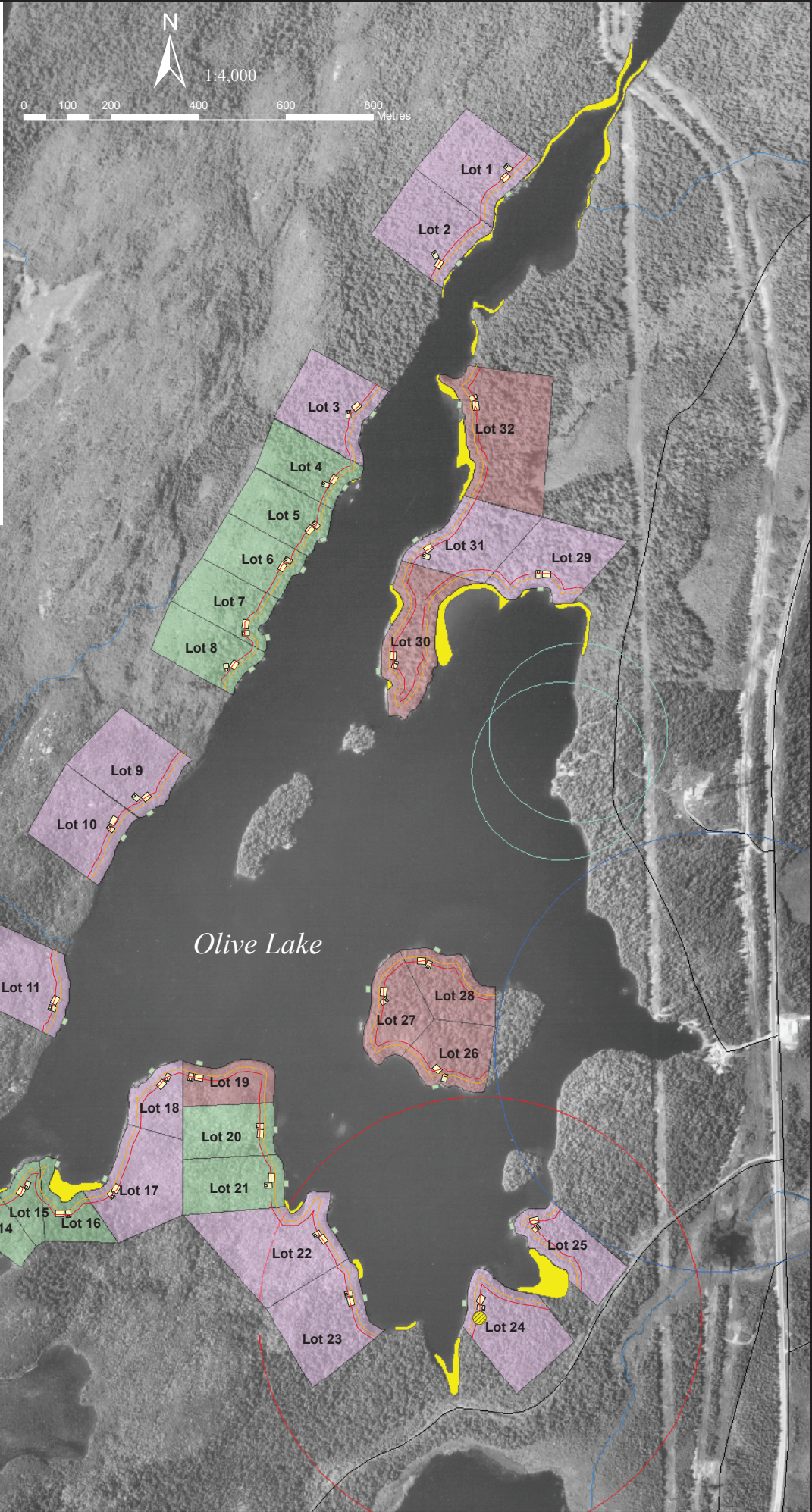
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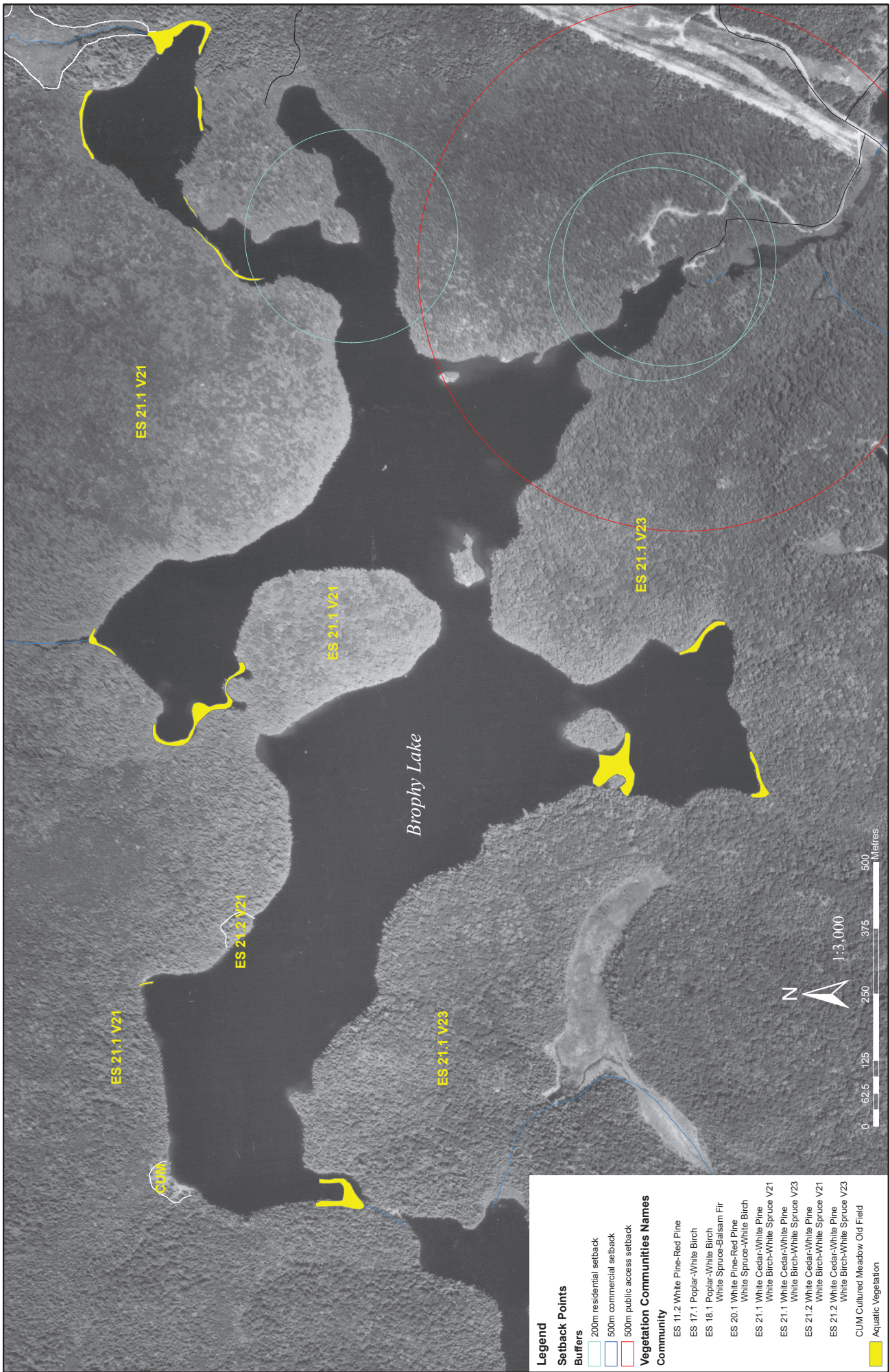


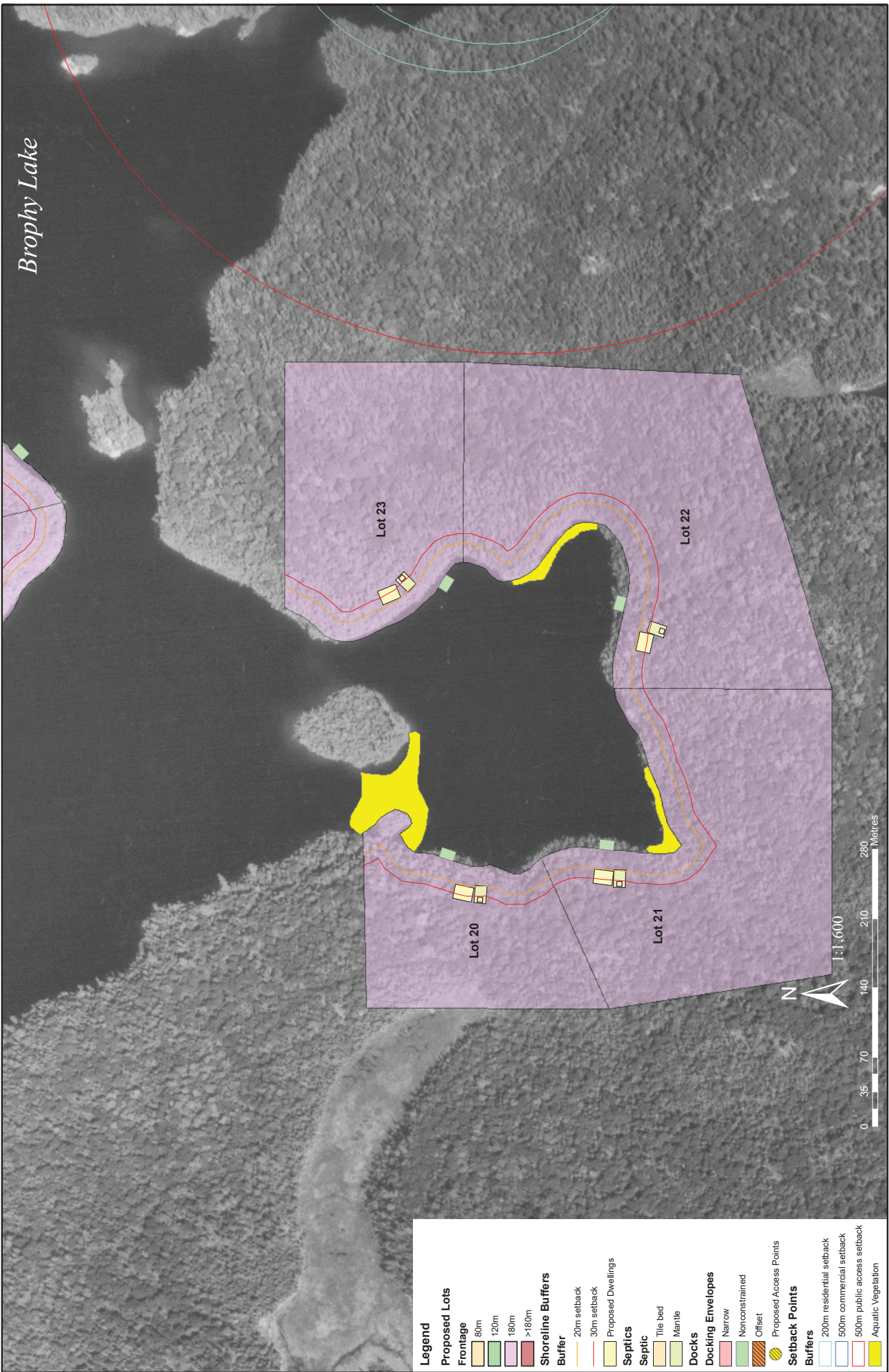
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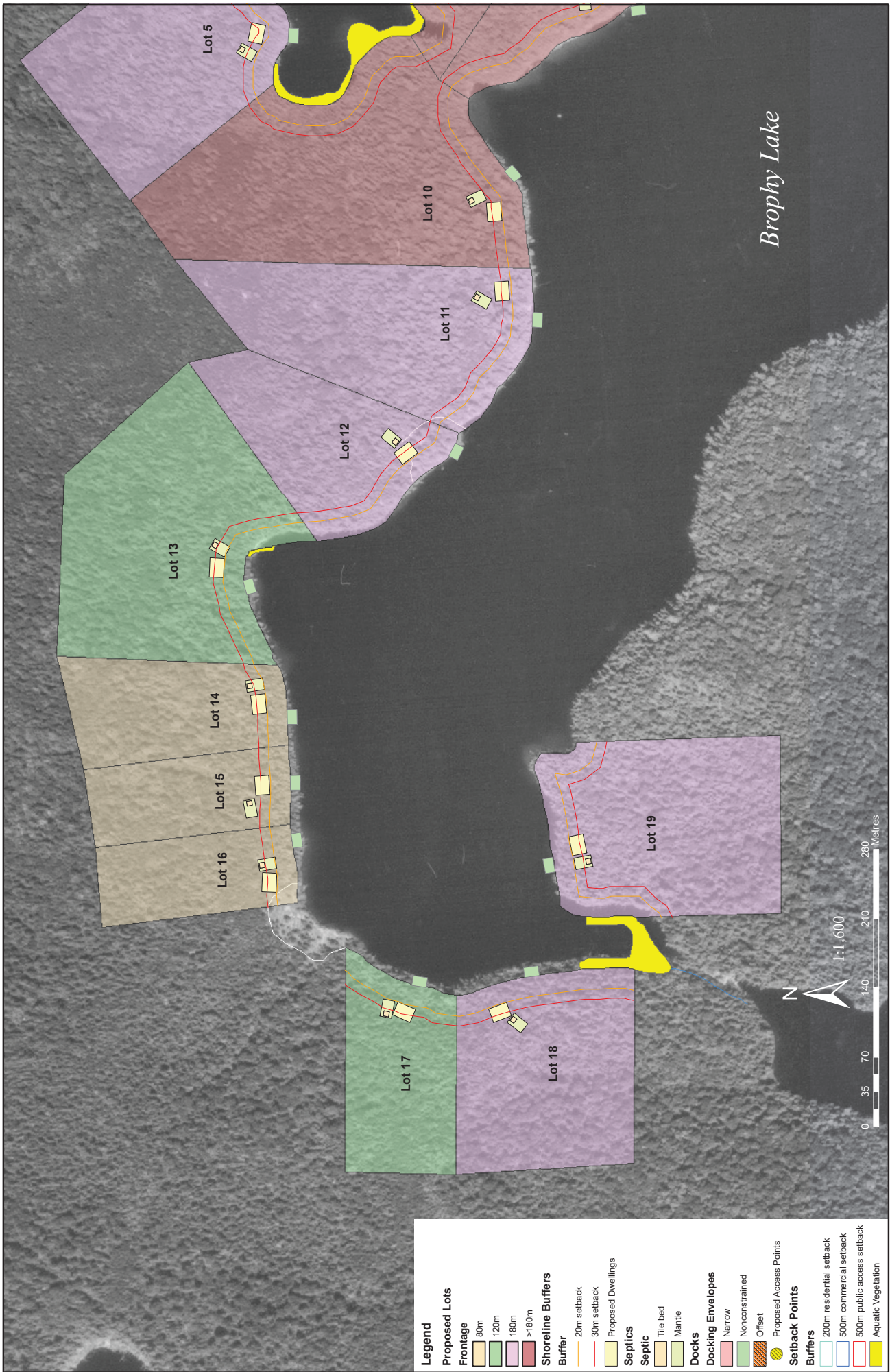


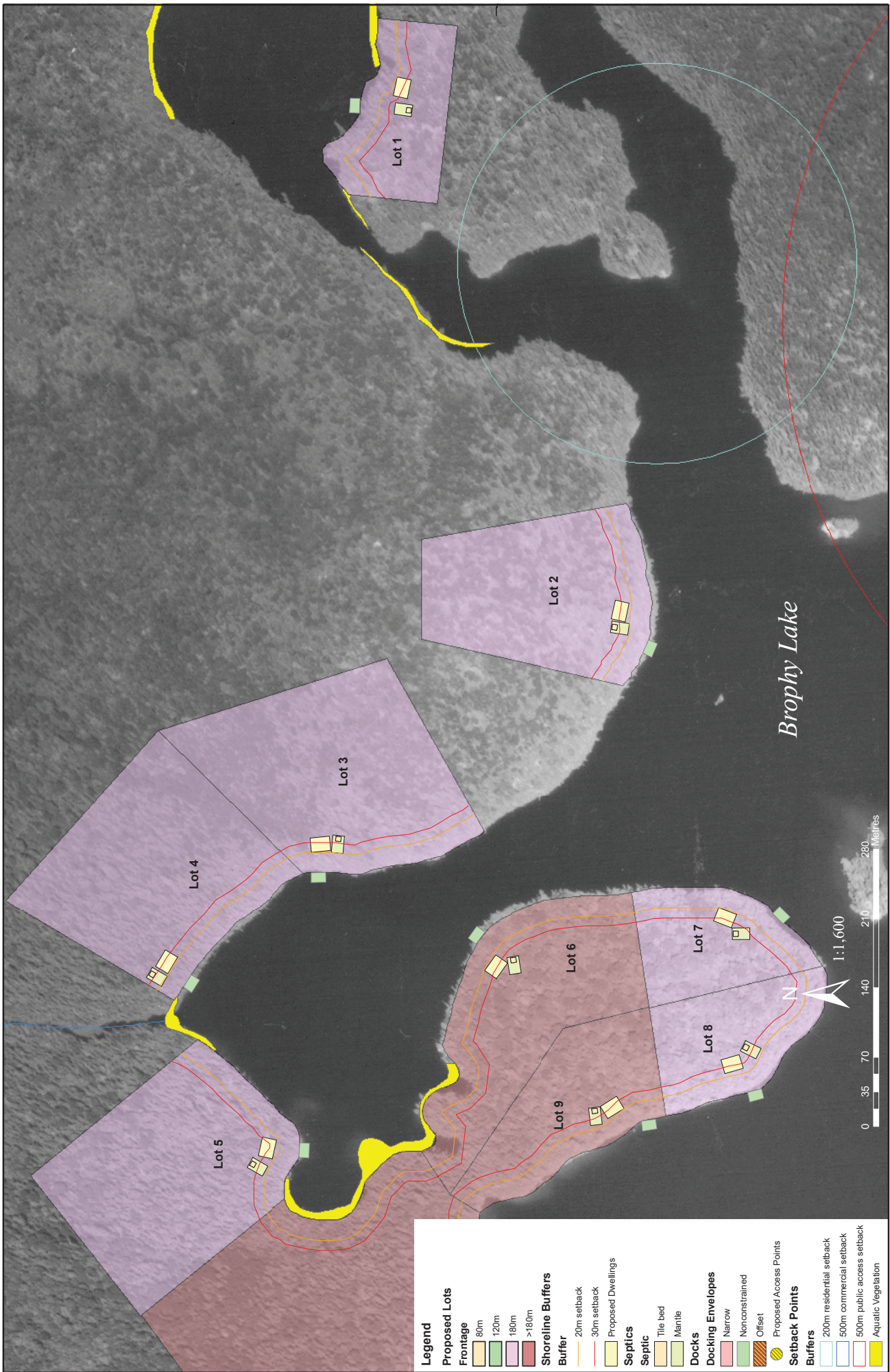
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Industrial Expansion Site Suggestions:

- 1. North side of Milne Sherman Road Adjacent Current Industrial Park.**
- 2. Approximate Location of former town site - west of MNR Fire base.**
- 3. Entrance Area to Sherman Mine Property.**

